CALIFORNIA ENERGY COMMISSION
APPLICATION FOR CERTIFICATION
PURSUANT TO THE 21-DAY EMERGENCY PERMITTING PROCESS

1. PROJECT DESCRIPTION

The Applicant, La Jolla Energy Development, Inc.(LED), proposes to construct a 53 megawatt (MW) peaking electric generation facility consisting of two GE-LM-2500 gas turbine engines. The facility will be configured in a simple cycle mode.

The Project is called the Baldwin Energy Facility No. 1, and will be located within the Inglewood Oilfield in Los Angeles County. Stocker Resources, Inc. (SRI) will provide the site lease, the necessary access, and easements and rights-of-way for all linear facilities. SRI will also act as the permit application contact.

LED and SRI are discussing a potential agreement that would provide for shared ownership of the Baldwin Energy Facility No. 1. The Commission will be notified when this agreement is consummated.

Evidence of site control (lease agreements, easements, rights of way and or venture agreements) by LED or a joint venture will be provided to the Commission prior to issuance of the permit.

1.1 Project Owner/Operator (Name, Address, Phone)

La Jolla Energy Development, Inc.
2882-C Walnut Ave.
Tustin, CA 92780
Telephone: (714) 734-6074
Fax: (714) 734-6083

Project Contact:
Steve Rusch
Manager of Governmental Affairs
Stocker Resources, Inc.
Telephone: (323) 298-2223
Fax: (323) 296-9375

1.2 Overview of Power Plant and Linear Facilities

The Baldwin Energy Facility No. 1 (Baldwin No. 1) will consist of two natural gas-fueled GE- LM-2500 generation sets, nominally rated at 26.5 megawatts (MW) each. The GE LM-2500 turbines are aero-derivative gas turbines used in the DC-10 jet engine, as well as throughout the world for electrical generation. The facility will be configured in a simple cycle mode.

The turbines will initially be water-injected to reduce the nitrogen oxide (NO_X) emissions to 25 ppm. The final configuration will include the installation of steam injection utilizing heat recovery steam generators (HRSG), Selective Catalytic Reduction (SCR) system and an oxidation catalyst to be manufactured and installed in late 2001 or early 2002. SCR is considered a best available control technology (BACT) and is a reliable and proven means of reducing NO_X emissions. The NO_X emissions will be reduced to 5 ppm once the SCR system is installed.

The SCR system uses aqueous ammonia to convert the NO_X to harmless nitrogen and water. Aqueous ammonia will be transported to the site in California Department of Transportation (DOT) regulated vehicles and stored onsite in a 5000 gallon steel storage tank installed with secondary containment.

Baldwin No. 1 will burn pipeline-quality natural gas, supplied through a new 6" interconnection to an existing Southern California Gas Company (SoCalGas) 12", 500 psig line within the Inglewood Oilfield. The project will use approximately 12,000 MCF per day (520 MMBtu/hr) of natural gas.

The electrical connection will be made to existing 69 kilovolt overhead lines that run on the east side of La Cienega Boulevard. New overhead lines will be run to connect the existing lines on La Cienega to the plant's switchyard.

The plant will use a maximum of 340 gpm of fresh water. It will be supplied from the existing freshwater/firewater system within the Inglewood Oilfield. The Oilfield's water lines are connected to the California-American Water Company's 6" main line that serves the water tank reservoir within the Inglewood Oilfield. The fresh water will be treated using a demineralization process to make it suitable for water and steam injection into the turbine. This process generates a waste stream of 100 gpm (3,429 BWPD) consisting primarily of the hard water components of fresh water. The waste stream and wastewater will be blended with the 215,000 BWPD of brackish water produced from the Inglewood Oilfield and re-injected into the Oilfield reservoir as part of the Oilfield's waterflood process.

The proposed location of linear facilities and tie-in points are shown on Attachment 1.3A.

1.3 Structure Dimensions (Size and Height), Plan and Profile

The site layout occupies approximately 2 acres within the existing Inglewood Oilfield. Except for the two Heat Recovery Steam Boilers / Catalyst Housings which are 30-feet tall and two Exhaust Stacks that are 70-feet tall, the plant will consist of several modular units less than 20 feet in height. Please see the site location map, the plot plan and elevation view exhibits in Attachment 1.3.

1.4 Full Size Color Photo of the Site and Rendering of Proposed Facility, If Available

An aerial color photo of the site is provided in Attachment 1.4. Ground-level color photos are included in attachment 15.2. A rendering of the proposed facility is not available. An elevation and site plan are shown in Attachment 1.3.

1.5 Maximum Foundation Depth, Cut and Fill Quantities

The proposed equipment will be supported on reinforced concrete foundations. The mat foundations will be approximately three feet thick for the major equipment (Combustion Turbine Generator, Exciter, etc.), and approximately two feet thick for the ancillary equipment. Foundations will be designed to support the weight of the equipment, operating loads, and loads imposed by wind or seismic activities.

The proposed project site will be graded level within the equipment power island area. The site elevation will be determined based on the existing topography and a balanced cut and fill design.

1.6 Conformance with California Building Code

Baldwin No. 1 will be designed and constructed in accordance with all applicable local, state and federal design standards commonly used in the design of electric power generation facilities. These standards will include specific criteria as they apply to the State of California and the County of Los Angeles and will encompass seismic design standards as they pertain to the Baldwin No. 1 site.

1.7 Proposed Operation (Hours Per Year)

Baldwin No. 1 is designed as a peaking unit; however, it will be permitted for 8,760 hours of operation per year to allow for maximum flexibility.

1.8 Expected On-line Date

Baldwin No. 1 is expected to be on-line and ready for commercial operation by September 30, 2001. A milestone schedule is included in Attachment 3.1

1.9 Proposed Duration of Operation (Years)

It is anticipated that the facility's project life is 30 years.

1.10 Identify Transmission Interconnection Facilities

The physical electrical interconnection for the facility will be to the existing Southern California Edison (SCE) La Cienega/Beverly 69 kv line. The tie-in will be approximately 500 feet from the generating facility. Stocker Resources, Inc. will supply temporary construction and standby power.

1.11 Transmission Interconnection Application

The Transmission Interconnection Application is provided in Attachment 1.11.

1.12 “Down-stream” Transmission Facilities, if known

”Down-stream” transmission facilities have not been determined at the time of this submittal. Information on these facilities will be provided to the Commission as soon as they are known.

1.13 Fuel Interconnection Facilities

Baldwin No. 1 will use natural gas to fuel the turbines. SoCalGas currently purchases natural gas produced at Stocker’s Inglewood Oilfield through their 12”, 500 psig line within the Inglewood Oilfield which connects to their main line in La Cienega

Boulevard. Baldwin No. 1 will establish a separate 6" connection to the 12" line for fuel supply for the turbines, as shown on Attachment 1.3A. The project will use an estimated 10,000 MCF per day (430 MMBtu/hr) of pipeline-quality natural gas.

1.14 Fuel Interconnection Application

Please see Attachment 1.14 for the SoCalGas Interconnection Application

1.15 Water Requirements and Treatment

The two turbines will require a maximum of 340 gpm during peak use. Fresh water will be treated for turbine water and steam injection using portable trailer-mounted demineralizer skids.

1.16 Water Interconnection Facilities (Supply/Discharge)

The fresh water will be obtained from the existing California-American Water Company's 6" main on Fairfax Avenue that currently serves the Inglewood Oilfield. The Oilfield's freshwater/firewater system will deliver the water to the turbine facility's demineralizer skids.

The wastewater byproduct of the demineralization and generating processes will be commingled with the brackish water produced at the Oilfield. This wastewater mixture will be collected and sent to the Oilfield's existing onsite treatment facility. Treated water will be reinjected into the oil field via Class II injection wells regulated by the California's Division of Oil, Gas, and Geothermal Resources (DOGGR). Site storm water runoff will be handled within the Oilfield's existing storm water system.

1.17 Source and Quality of Water Supply

The source water will be obtained from the California-American Water Company. Please see Attachment 1.17 for the fresh water analysis.

1.18 Water Supply Agreement / Proof of Water Supply

Stocker currently uses 100 gpm of fresh water from the California-American Water Company for its existing oilfield operations. Stocker has reviewed the additional water requirements for the turbine project of 340 gpm with Mr. Jay Bernet, Engineering Manager for the California-American Water Company. The water company conducted a fire hydrant flow test to verify system capability for this increased use. The fire hydrant flow test and a "will-serve" letter from the California-American Water Company are included in Attachment 1.18.

2. SITE DESCRIPTION

2.1 Site Address (street, city, county)

The site is located at 5640 S. Fairfax Avenue in the county of Los Angeles, California.

2.2 Assessor's Parcel Number

The site bears the Los Angeles County Assessor Parcel Number 5029-017-015.

2.3 Names and Addresses of All Property Owners Within 500 Feet of the Project Site or Related Facilities in Both Hard Copy and Electronic Mail Merge Format

State of California Department of Parks
and Recreation
P.O. Box 942896
Sacramento, CA 94296-0001

Inglewood Hills, LLC.
c/o Warren J. Lovingfoss
23001 Weymouth Place
Valencia, CA 91354

Texaco, Inc.
P.O. Box 3756
Los Angeles, CA 90051-1756

Lloyd Properties, a California Limited
Partnership
12400 Wilshire Blvd.
Los Angeles, CA 90025

Plains Resources, Inc.
500 Dallas Street, Ste. 700
Houston, TX 77002

Artesian Col. Ltd.
901 Montana Ave., #B
Santa Monica, CA 90403-1525

Moynier Oil Lease Property LLC, et al.
Michael A. Moynier
Felician Sisters of the SW, Inc.
P.O. Box 68
Winchester, CA 92596

City Unified School District
5950 Stoneview Dr.
Culver City, CA 90232-3017

Hyde Park, Ltd.
2220 Avenue of the Stars
Los Angeles, CA 90067

Linda M. Thomas
5924 Stoneview Dr.
Culver City, CA 90232

Lalendra & Joann Lal
5920 Stoneview Dr.
Culver City, CA 90232

Pola L. Rich
5916 Stoneview Dr.
Culver City, CA 90232

Roger & Sharon Johnson
5912 Stoneview Dr.
Culver City, CA 90232

Melissa Hamilton
Brice & Claudia Haile
5908 Stoneview Dr.
Culver City, CA 90232

Ardith Best, et al.
Trustees of Cone Fee Trust
P.O. Box 2510
Salinas, CA 93902-2510

Refer to Attachment 2.3 for APN maps of adjacent properties. The list of property owners within a 500-foot radius of the plant and off-site linears is being provided in electronic mail merge format in an attached electronic file.

2.4 Existing Site Use

The site is currently an oil and natural gas production facility.

2.5 Existing Site Characteristics (paved, graded, etc.)

The site topography is generally flat, graded and surfaced with hard-packed earth. There are some paved areas.

2.6 Layout of Site (include plot plan)

Baldwin No. 1 will be constructed on a 2-acre site within the Inglewood Oilfield. The plant layout will include two power-generation turbines, each with a 70-foot exhaust stack, the facility switchyard, two tanks for the demineralized water and aqueous ammonia storage, and parking and administrative areas. The utility interconnect will extend from the Baldwin No. 1 generator to the La Cienega/Beverly 69 kv line, approximately 500 feet from the Baldwin No. 1 site. A site plan is included in Attachment 1.3.

2.7 Zoning and General Plan Designations of Site and Linear Facilities

The County land use zone applicable to this site is Heavy Agriculture (A-2). According to the County zoning ordinance, electric generating plants are allowed in this zone subject to receiving a conditional use permit (CUP).

The Los Angeles County General Plan indicates the subject parcel as being included in a regional designation of Open Space. However, the General Plan provides criteria by which certain uses are allowed in an open space classification. These criteria include compatibility and suitability of the project to the site, and with respect to adjacencies. According to the County, the proposed project appears to be an appropriate use under these criteria.

All proposed linear facilities are located in the same zoning designation as the Project facility and, as described above, are permitted uses.

2.8 Ownership of Site (name, address, phone)

The owner of the site is:
Artesian Company, LTD.
901 Montana Avenue, Suite B
Santa Monica, CA 90403.
(310) 395-6710

2.9 Status of Site Control

Stocker Resources, Inc. leases the site from the owner but maintains control of the Oilfield as operator. At the time of this submittal, negotiations were ongoing to modify the lease to operate the Baldwin No. 1 facility on the site as well. Stocker will sublease the site to the Project's owner.

2.10 Equipment Laydown Area - size and location

The existing Oilfield can accommodate the Project's equipment laydown area needs and will be determined prior to construction. All laydown areas will be in previously disturbed areas that have been used for similar activities. Proposed laydown areas are indicated on Attachment 1.3A.

3. CONSTRUCTION DESCRIPTION

3.1 Construction Schedule

It is anticipated that construction will require approximately three to four months, provided that there are no delays in the gas and electric interconnection process. Baldwin No. 1 is expected to be on-line and ready for commercial operation on September 30, 2001. Construction will commence after appropriate regulatory approvals are obtained. An equipment preparation and construction schedule is included in Attachment 3.1.

3.2 Workforce Requirements (peak, average)

At the beginning of the project, the construction team will consist of approximately 20 workers. The team will grow to 80 workers over the first four weeks of the construction schedule and remain at approximately 80 for the following two months. During the final two weeks of construction, the team will be reduced to 40 workers. It is anticipated that most of the construction workers will not relocate, as ample construction craft resources are available in the Los Angeles basin.

During normal plant operations and maintenance activities, a crew of up to seven employees will be dispatched to the site periodically. Construction activities will not contribute to a significant increase in the population of the project area.

4. POWER PURCHASE CONTRACT (DWR, ISO, OTHER)

4.1 Status of Negotiations and Expected Signing Date

At the time of this submittal, Terms Sheets are being negotiated with the Department of Water Resources for a 5 or 10 year PPA for peaking operation. It is expected that contracts will be signed by June 15, 2001.

5. AIR EMISSIONS

5.1 Nearest Monitoring Station

Baldwin No. 1 is located six miles southeast of the SCAQMD monitoring station located at the Veterans Administration Hospital in West Los Angeles, and approximately nine miles southwest of the monitoring station in downtown Los Angeles (1630 N. Main St.). .

5.2 Self Certification Air Permit Checklist

A complete self-certification air permit checklist is included in Attachment 5.2.

5.3 Air Permit Application

The Permit to Construct Application was originally submitted to the SCAQMD on May 4, 2001. Discussions are ongoing with the SCAQMD regarding this application. A copy of the application is attached.

Baldwin No. 1 will be operated as a SCAQMD RECLAIM facility. Emissions and proposed emission controls are discussed briefly below.

Baldwin No. 1 will be constructed and operated to utilize water/steam injection, a technology that has been demonstrated to cost-effectively suppress NO_X emission from gas turbines. Water/steam injection increases the thermal mass by dilution, thereby reducing peak flame temperatures in the flame zone and significantly decreasing thermal NO_X formation. Water/steam injection technology offers the additional benefit of absorbing the latent heat of vaporization from the flame zone. Water is typically injected at a water-to-fuel weight ratio of less than one. Depending on initial NO_X levels, the correct rate of water of injection may reduce NO_X by 65 percent or more. NO_X emission levels are estimated at approximately 25 ppm with water/steam injection.

A Hitachi selective catalytic reduction (SCR) system will also be installed in each turbine unit to reduce NO_X and CO emissions to meet or exceed BACT/LAER requirements for prime power simple cycle units. A delayed implementation of BACT is required for the SCR system to be installed in the turbines. SCR system vendors are specifying six to nine month delivery schedules for SCR systems, so installation is anticipated by late 2001 or early 2002. Steam injection, utilizing a heat recovery steam generator (HRSG), will be installed on each turbine unit as a final control technology.

The proposed SCR system will selectively reduce NO_X emissions by injecting ammonia into the exhaust gas stream upstream of a catalyst. Nitrogen oxides react with ammonia on the surface of the catalyst to form nitrogen and water. NO_X emissions will be reduced to 5 ppm using this control technology. Aqueous ammonia will be stored on a storage skid on-site. The injection rate of ammonia will be controlled and monitored by a centralized operating system.

A Deltak oxidation catalyst will be installed to control CO emissions. CO catalysts are also used to reduce organic VOC and HAPs emissions. The CO catalyst promotes the oxidation of CO and hydrocarbon compounds to carbon dioxide (CO_2) and water (H_2O) as the gas stream passes through the catalyst bed. The oxidation process takes place spontaneously, without the requirement of additional reactants. The performance of these oxidation catalyst

systems on combustion turbines generally results in greater than 90 percent control of CO and about 85 to 90 percent control of formaldehyde. Similar emission reductions are expected on other HAP pollutants. VOC emissions are expected to be reduced by 50 to 60 percent with this oxidation catalyst.

5.4 Status of Air Permit with the SCAQMD

Applications for permits to construct the turbines were submitted to the SCAQMD on May 4, 2001. An expedited processing was requested of SCAQMD to complement the CEC 21-day emergency siting process. At the time of this submittal, discussions are ongoing with the SCAQMD regarding completeness of this application.

5.5 Emission Offsets

The project will trigger emission offset requirements for NO_X and PM_{10} emissions. It is estimated that emission reduction credits in the following amounts must be provided for this project:

- 91 lbs/day of PM_{10}
- 36.32 tons/year of NO_X

Emissions will be offset through the CARB bank for emergency permits, the RECLAIM credit (RTC) program, the SCAQMD provisional bank, and/or the emission reduction credit (ERC) market. Installed emission control systems will reduce ROG, CO and SO_2 emissions below the threshold emission levels of SCAQMD Rule XIII, so no offsets will be required.

6 NOISE

6.1 Local Noise Requirements

The County of Los Angeles Noise Ordinance (section 12.08.390) specifies exterior noise standards that apply to all receptor properties within a designated noise zone. The land use zone and the time of day determine the applicable sound level limit. Limits specify the total allowable level of noise (in decibels) at a receptor location due solely to the action of the noise generator. The table below outlines these local noise requirements.

Los Angeles County Noise Level Limits

Noise Zone	Designated Noise Zone Land Use	Time Interval	Exterior Noise Level (decibels)
I	Noise Sensitive Area	Anytime	45
II	Residential Properties	10:00 pm to 7:00 am	45
		7:00 am to 10:00 pm	50
III	Commercial Properties	10:00 pm to 7:00 am	55
		7:00 am to 10:00 pm	60
IV	Industrial Properties	Anytime	70

6.2 Nearest Sensitive Receptor

Baldwin No. 1 will be located within an existing oil and gas production facility. Noise levels at this existing facility are typical for oil and gas facilities in Southern California. La Cienega Blvd., a high volume public highway, lies within 400 feet to the west of the project site.

The nearest noise-sensitive receptors to the Baldwin No. 1 site are single family residences, located approximately one-half mile to the northeast of the project site and the existing Oilfield.

6.3 Project Noise Levels at the Nearest Property Line

Acoustical calculations were performed to estimate the sound level from the Baldwin No. 1 project at both the property line and at the closest residence. The calculations assumed that all noise-generating equipment will have point source acoustical characteristics. A point source attenuates at a rate of approximately six decibels (dBA) per doubling of distance from the source to the receptor. The effects of directionality, atmospheric absorption, ground attenuation, intervening topography, and off site structures were not considered due to uncertainties. All of these factors would have the effect of reducing noise levels, so the estimate is considered to be conservative.

The noise level at the property line is estimated to be 52 dBA (excluding La Cienega Blvd. which bisects the Inglewood Oilfield). The sound level at the property line adjacent to La Cienega Blvd. is estimated to be 58 dBA. The sound level at the closest residence due to the Baldwin No. 1 facility will be approximately 35 dBA.

The table above specifies that noise in industrial areas is limited to 70 dBA and noise-sensitive areas such as the nearby residences have a noise limit of 45 dBA. Therefore, sound levels will be substantially below the applicable Los Angeles County limits, and the project is not considered to result in a significant noise impact.

6.4 Proposed Mitigation if Required

As sound levels will be substantially below the limits established by the Los Angeles County Noise Ordinance, no mitigation is required.

7.1 Type and Volume of Hazardous Materials Onsite

Hazardous materials used during construction will include fuels (gasoline and diesel), lubricants (turbine oils, motor oils, hydraulic fluids, and greases), solvents, paints and paint thinners, epoxy resins, sealants, adhesives, concrete curing and release agents, and welding flux. Construction personnel will be trained to handle these materials in a safe manner.

Hazardous materials used onsite during operation and maintenance of Baldwin No. 1 will include generator lubrication oil (215 gallons), turbine lube oil (150 gallons), hydraulic oil (25 gallons), and several gallons of motor oil.

Aqueous ammonia at approximately 19% concentration will be used in the SCR system for NO_x emission control. Up to 5000 gallons of aqueous ammonia, also called ammonium hydroxide (NH_4OH), will be stored onsite. SCR is a post-combustion flue gas control technology that removes NO_x from the flue gas after it has been generated in the combustion process. The SCR uses ammonia to react with NO_x in the exhaust gas and convert the NO_x into environmentally acceptable emissions (nitrogen and water). The estimated aqueous ammonia injection rate is 22 pounds per hour and will be controlled and monitored by a centralized operating system.

The onsite storage and handling of aqueous ammonia will be regulated by California Hazardous Material Business Plan (HMBP) and California Accidental Release Prevention (CalARP) programs.

7.2 Storage Facilities and Containment

Generator lube oil will be stored in a 215 gallon steel tank on the generator skid turbine. Turbine lube oil will be stored in a 150 gallon steel tank on the gas turbine skid. The hydraulic oil will be stored in a 25 gallon steel tank on the electro-hydraulic starting module. Also, small amounts of motor oil will be stored in 5 gallon containers. Transformer oil will be contained within the transformer.

Aqueous ammonia will be stored onsite in a 5,000 gallon steel tank built within a secondary containment.

8 BIOLOGICAL RESOURCES

A biological resources evaluation for the Baldwin No. 1 site was performed by Natural Resources Consultants on May 2, 2001. The results of that report are summarized below. A copy of the report and an addendum addressing linear facilities are included as Attachment 8.

8.1 Legally Protected Species and Their Habitat On Site and Along Linear Facilities

The survey found that no sensitive plant or wildlife species occur on the proposed project site or along proposed routes for linear facilities. Further, no wetlands, riparian areas, or sensitive habitat types or vegetation communities occur on the site or along proposed routes for linear facilities. The area is not considered critical habitat for any federally-listed species.

8.2 Legally Protected Species and Their Habitat Adjacent to Site and Along Linear Facilities

The areas adjacent to the Baldwin No. 1 site include unpaved access roads, developed pads, and other disturbed and developed areas. The survey found that no legally protected species or their habitat occur in areas adjacent to the site.

8.3 Designated Critical Habitat On-site or Adjacent (wetlands, vernal pools, riparian habitat, preserves)

No wetlands, riparian areas, or sensitive habitat types or sensitive vegetation communities occur on or adjacent to the Baldwin No. 1 site. The site is not considered critical habitat for any federally-listed species.

8.4 Proposed Mitigation, If Required

Mitigation of biological resources is not required for this site. Measures designed to avoid and minimize impacts to biological resources are noted in Attachment 8.

9 LAND USE

9.1 Local Land Use Restrictions (height, use, etc.)

The proposed site for Baldwin No. 1 is located within the jurisdictional limits of the County of Los Angeles (Los Angeles County General Plan, 1980). The County land use zone applicable to this site is Heavy Agriculture (A-2). According to the County zoning ordinance, electric generating plants are allowed in this zone subject to receiving a conditional use permit (CUP). The minimum lot size in this zone is 5,000 square feet, with setback limitations of 20 feet (front yard), 10 feet (side yard), 15 feet (rear yard). The proposed project is consistent with the above setback and lot size requirements.

There are no height restrictions in the A-2 zone (as provided by Richard Cleghorn, Regional Planning Assistant II for the County of Los Angeles, May 8, 2001). Any height determinations, therefore, are established on a case-by-case basis. For this facility, such determinations will be addressed during the CUP approval process.

In addition to the above use restrictions, Los Angeles County has specific requirements for parking. Please refer to Section 11 (Traffic and Transportation) for this discussion.

The Los Angeles County General Plan indicates the subject parcel as being included in a regional designation of Open Space. However, the Land Use Element of the General Plan (amended in 1993) states that this designation may have been applied over-broadly and should not be used to prevent certain land uses. The Land Use Element (Page LU-A7, Section 4. Open Space Areas) states:

> "Due to the scale and generalized nature of the Land Use Policy Map, it is conceivable that privately owned lands not intended for long term open space use have been included within the Open Space classification. The Plan therefore seeks to provide a mechanism to guide detailed land use consideration in instances where mapped policy, by itself, is unclear or inadequate."

Specifically, the General Plan provides criteria by which certain uses are allowed, upon design review approval, despite an open space classification. These criteria include compatibility and suitability of the project to the site, and with respect to adjacencies. According to the County, the proposed project appears to be an appropriate use under these criteria. The necessary design review can occur as part of the County CUP review and approval process that the Applicant will pursue for this project.

9.2 Use of Adjacent Parcels (include map)

The proposed project facility will be adjacent to Oilfield operations on the south and west and adjacent to Kenneth Hahn State Recreation Area to the north and east. Parcel maps are included in Attachment 2.3.

9.3 Ownership of Adjacent Parcels - site and linears

The names and addresses of all property owners within 500 feet of the project site and linear facilities are provided in Section 2.3. The proposed linear facilities and tie-ins are shown on Attachment 1.3A.

9.4 Demographics of Census Tract (if known)

The proposed project site is located within census tract 2360 as defined by the 2000 census. This tract reflects a year 2000 population of 4,182. The racial breakdown is as follows: 561 White, 2,942 Black or African American, 9 American Indian and Alaska Native, 270 Asian, 249 Hispanic or Latino, 21 identify as other race, and 130 as two or more races. The median household income in 1990 (2000 data was not available as of the date of this submittal) was $63,800. 3.4 percent of the 6,303 persons, for whom poverty status is determined, were below the poverty level in 1989.

(Source: U.S. Census Bureau, 2000 and 1990)

Race	Percentage of Population
White	13.4
Black	70.3
Indian	0.2
Asian	6.5
Hispanic*	6.0
Other, including two or more	3.6

Source: 2000 United States Census Bureau
* It should be noted that the Bureau of Census indicates that persons of Hispanic origin may identify with any of the minority population categories listed above, as well as with White and any other category, to capture undefined origins.

10 PUBLIC SERVICES

10.1 Ability to Serve Letter from Fire District

The Los Angeles County Fire Department, Assistant Fire Chief Michael W. Dyer, has confirmed that they will be able to serve the proposed Baldwin No. 1 generation facility. A copy of the ability to serve letter is included in Attachment 10.1.

10.2 Nearest Fire Station

The Los Angeles County Fire Station 58 will serve the site. Fire Station 58 is located at 5757 South Fairfax Avenue, Los Angeles, CA 90056, less than ½ mile from the site.

11 Traffic and Transportation

11.1 Level of Service (LOS) Measurements on Surrounding Roads – a.m. and p.m. Peaks

Access to the site is provided by Interstate Route 405 south to Slauson east to La Cienega Boulevard north to Stocker Street east. Stocker Street connects from La Cienega to La Brea. La Cienega and La Brea are primary arterials through the Los Angeles Basin. Slauson is a four-lane street originating near the terminus of State Route 90 (Marina Freeway) at Interstate 405 and running east through the central metropolitan Los Angeles area.

The peak a.m. and p.m. LOS measurements at the intersection of La Cienega and Stocker Street are shown in the tables below:

La Cienega Blvd. at Stocker St. – Morning Peak Hours (7:30-8:30 am)

Movement	Volume	No. Lanes	Capacity	V/C ratio	
NB thru	2186	3	4800	0.46	
NB right	830	Free-flow	-		
SB left	69	1	1600	0.04	
SB thru	1239	2	3200	0.39	
WB left	1104	2	2880	0.38	
WB right	62	Free-flow	-	-	
					LOS
Intersection Capacity Utilization				**0.98**	*E*

La Cienega Blvd. At Stocker St. – Evening Peak Hours (3:15-4:15 pm)

Movement	Volume	No. Lanes	Capacity	V/C ratio	
NB thru	2326	3	4800	0.48	
NB right	799	Free-flow	-		
SB left	214	1	1600	0.13	
SB thru	1887	2	3200	0.59	
WB left	781	2	2880	0.27	
WB right	73	Free-flow			
					LOS
Intersection Capacity Utilization				**0.99**	*E*

Notes: Per-lane capacity = 1600 vehicles/hour Dual turn lane capacity = 2880 vehicles/hour
Source: LA County Metropolitan Transportation Authority Regional Planning, 1999

11.2 Traffic Control Plan for Roads During Construction

Stocker Resources, Inc. will develop and implement a traffic control plan consistent with the size and scope of the Baldwin No. 1 construction activity designed to minimize impact to traffic flow. Some of these safety measures will include:

- Utilize proper signs and traffic control measures in accordance with Caltrans and City requirements.
- Install crossing structures to avoid obstructing roads.
- Coordinate construction activities with appropriate County departments if closures of major roads are necessary during pipeline construction.
- Coordinate crossing of State highways with Caltrans in accordance with Caltrans regulations and permit requirements.
- Schedule traffic lane or road closures during off-peak hours whenever possible.
- Limit vehicular traffic to approved access roads, construction yards, and construction sites.
- Construct offsite pipelines in accordance with applicable State and local encroachment permit requirements. Cover trenches in roadways during non-work hours.

Stocker Resources, Inc. will obtain the following permits prior to project construction:

- Transportation permits required by Caltrans to transport oversize, overweight, overheight, and overlength vehicles on State highways (in compliance with California Vehicle Code Section 35780; the Streets and Highways Code Sections 117 and 660-711; and 21 California Code of Regulations 1411.1 to 1411.6);
- Encroachment permits required from Caltrans for pipeline crossings of State highways; and
- Encroachment permits required by the County of Los Angeles for pipeline crossings of County-maintained roadways.

In addition, Baldwin No. 1 will comply with California Vehicle Code Section 31300 et seq. regarding the transportation of hazardous materials.

11.3 Traffic Impact of Linear Facility Construction

The construction of linear facilities will have a minimal, temporary incremental impact on traffic flow as the gas and electric interconnects are adjacent to the project site. Gas and sewer interconnects along La Cienega Blvd may temporarily impact traffic flow on La Cienega, but this impact will be minimized through the implementation of standard traffic control plans.

11.4 Equipment Transport Route

Equipment transport will follow the access route provided by Interstate Route 405 south to Slauson east to La Cienega north to Stocker Street east, or alternatively,

Interstate 10 to La Cienega Blvd. south to Stocker Street east. La Cienega Blvd varies from two to three lanes within the County of Los Angeles. The facility will be accessed through a private gate at Stocker Street and S. Fairfax Avenue.

11.5 Parking Requirements – Workforce and Equipment

Parking for construction workers will be required during the construction period. No offsite parking will be needed. Adequate parking will be provided within the construction staging area located on the Oilfield property. Unloading will take place onsite north of the Inglewood Oilfield gas processing facility. Parking spaces will be provided on site.

Assuming a peak workforce of 80 workers, the Inglewood Oilfield can accommodate all worker vehicles and construction equipment onsite. Vans may shuttle workers from remote parking areas to the project site, but such operation should not require the use of public roads.

During project construction, use and installation of heavy machinery, associated systems and structures will be required. In addition to deliveries of heavy equipment, construction materials such as concrete, pipes, cables, and steel will be delivered to the site by truck. At this time, the types of vehicles and equipment to be used for project construction, has not been completely finalized. However, a partial anticipated equipment list includes:

- Flatbed Trucks
- Service Trucks
- Pickup Trucks
- Stakebed Trucks
- Dozers
- 100 ton Cranes
- Trenching Equipment
- Excavating Equipment
- Backhoes
- Fork Lifts
- Compactors
- Personnel Trailers

The facility will utilize up to seven employees at the site during times of peak energy needs. Parking spaces will be provided on-site.

12 SOILS AND WATER RESOURCES

12.1 Wastewater Volume, Quality, Treatment

No wastewater is expected to be discharged from Baldwin No. 1 to the municipal wastewater service. All wastewater from the generating operation will be processed at the treatment facilities on-site at the Inglewood Oilfield and reinjected, as described below.

The two turbines will require a maximum of 340 gpm of fresh water during peak use. Fresh water will be treated for turbine water/steam injection using portable, trailer-mounted demineralizer skids on-site. The freshwater/firewater system already in place at the Oilfield will deliver the water to the turbine facility's demineralizer skids.

The wastewater byproduct of the demineralization process and other wastewater from the generating process will be commingled with the brackish water produced at the Oilfield. This wastewater mixture will be collected and sent to the Oilfield's existing onsite treatment facility. Treatment on-site will include air depurator flotation systems, sand/media filters, and gravity oil/water separation. Treated water will be reinjected into the Oilfield via Class II injection wells, regulated by the California's Division of Oil, Gas, and Geothermal Resources (DOGGR). Site storm water runoff will be handled within the Oilfield's existing storm water system.

12.2 Status of Permits for Wastewater Discharge or Draft Permit (WDR/NPDES)

The Oilfield's existing treatment facility is permitted to treat, store, and dispose of wastewater and oily waste materials under Los Angeles County Department of Public Works Permit No. 14493. Treated water is injected into Class II injection wells regulated by DOGGR under the Underground Injection Control Program (UIC), per the State Public Resources Code and the Federal Safe Drinking Water Act of 1974. Processing the additional materials from the generating facility will not require an amendment to either of these permits.

12.3 Draft Erosion Prevention and Sedimentation Control Plan or Mitigation Strategy

Construction and operation practices of the Baldwin No. 1 facility will meet the requirements for erosion prevention and sediment control as required by the National Pollutant Discharge Elimination System and the Clean Water Act.

Best management practices (BMPs) for erosion and sediment control during construction of Baldwin No. 1 may include: implementation of grading practices to minimize erosion, use of sediment barriers such as silt fences, use of vegetative soil stabilization measures, and installation of permanent or temporary drainage systems.

12.4 Spill Prevention/Water Quality Protection Plans

The types and quantity of oil/oil products stored onsite are presented in Section 7.1. For Baldwin No. 1, the total quantity of oil stored is less than the threshold quantity which would require a Spill Prevention Control and Countermeasures Plan (SPCC) per 40 CFR 112. However, BMPs for storage and handling of oil/oil products will be adhered to throughout construction and operation of Baldwin No. 1. BMPs may include: use of proper equipment to minimize spills; use of secondary containment

when appropriate; training of employees; periodic inspections; development and utilization of internal spill reporting and response procedures.

The storage and handling of aqueous ammonia at the site will be regulated by the California Hazardous Material Business Plan and the California Accidental Release Program (CalARP). The completed CalARP will be approved by the local agency, Los Angeles County Fire Department, prior to the introduction of the chemical on site.

The total area of the Baldwin No. 1 site is less than 5 acres; therefore, a Storm Water Pollution Prevention Plan (SWPPP) for construction will not be required from the local Regional Water Quality Control Board (RWQCB). However, throughout the construction phase of the project, strict adherence to BMPs for storm water pollution prevention from on-site activities will be followed. These BMPs are outlined in section 12.3, above.

As an electric generating facility, Baldwin No. 1 will require an industrial SWPPP and a Storm Water Monitoring Plan. Prior to the start of operations, a Notice of Intent (NOI) will be submitted to the State Water Resources Control Board (SWRCB) and an SWPPP will be prepared. As indicated in the SWRCB guidelines, the SWPPP will contain the following elements:

- General description of facility operations;
- Significant materials used at the facility;
- Location, storage, and handling of significant materials oil and chemicals;
- Identification and assessment of potential pollutants;
- Storm water best management practices;
- Spill prevention and response;
- Sediment control and erosion prevention;
- Employee training and facility record-keeping;
- Elimination of non-storm water discharge; and
- Storm water management controls.

The following forms to record storm water activity will also be prepared:

- Annual comprehensive site compliance evaluation;
- Facility storm water inspection checklist; and
- Storm water sampling list.

13 CULTURAL RESOURCES

13.1 Identification of Known Historic/Prehistoric Sites

Cultural resources include archaeological and historical objects, sites and districts, historic buildings and structures, cultural landscapes, as well as intangible cultural values pertaining to prehistoric and historic archaeology, Native American ethnography, and history.

Construction activities for the Baldwin No. 1 facility will occur at the Inglewood Oilfield, a previously-disturbed oil and gas processing plant. The site has undergone significant construction activities, including road construction, installation of linears, excavation, well drilling and equipment laydown and prior site reviews have not revealed any known historic or prehistoric resources.

A records review is being conducted through the South Central Coastal Information Center located at California State University, Fullerton. The records review will reveal whether the Baldwin No. 1 site will be located at a known historic or prehistoric site. This search and related efforts will be overseen by Carrie Wills, M.A., with Entrix, Inc. A Scope of Work and resume are included in Attachment 13.1A A copy of the request for the records review is attached in Attachment 13.1B. Notification of the records review was submitted with a request for rush service in order to receive a response within a maximum of 2-3 weeks.

If the results of the records review indicate significant number of historic/prehistoric sites, an archaeological field reconnaissance survey will also be conducted. The site survey will consist of visual observations of soil disturbances, roads, buildings, tanks or other fixtures, and ornamental landscape elements.

Results of additional records research, including contacts with local museums, will be forwarded to the Commission as soon as they are received.

13.2 Proposed mitigation if required

If the records review or response from the Native American Heritage Commission reveal cultural resources that may be impacted by construction of the Baldwin No.1 facility, proper mitigation will be conducted to bring the Project impacts to a level of “less than significant.”

If cultural resources are encountered during construction, construction shall be halted to allow a qualified archaeologist the opportunity to assess the resource and make recommendations. The project archaeologist will consult with the CEC about the significance of the resource. If the resource is determined significant, mitigation measures will be devised in consultation with CEC and possibly the State Historic Preservation Officer (SHPO) and will be implemented.

Mitigation measures may include: preservation in place by means of incorporation within an open space; covering the discovery with a layer of stable soil before construction; or deeming the site a permanent conservation easement. Mitigation measures may also include archaeological monitoring during construction grading or excavation, or data recovery through excavation.

13.3 Notification of Native Americans

No Native American artifacts are believed to be impacted by this project. A notification letter to the Native American Heritage Commission was sent on May 10, 2001 and is included in Attachment 13.3.

14 PALEONTOLOGICAL RESOURCES

14.1 Identification of Known Paleontological Sites

Paleontological resources are the mineralized (fossilized) remains of prehistoric plant and animal organisms, as well as the mineralized impressions (trace fossils) left as indirect evidence of the form and activity of such organisms. These resources are considered to be non-renewable resources significant to our culture under state and federal law.

The Baldwin No.1 site will be located at the Inglewood Oilfield, on previously-disturbed land used for oil and gas development. The site has undergone significant construction activities including road construction, installation of linears, excavation, well drilling and equipment laydown. Additionally, oil drilling and related activities at the Oilfield have resulted in surface and subsurface disturbance to varying depths and various degrees throughout the site.

There are currently no known paleontological resources at the Inglewood Oilfield or at the proposed Baldwin No. 1 construction site. A literature review and records search is now ongoing to identify known significant paleontological resources in the vicinity of the Baldwin No. 1 site, in compliance with the Rules of Practice and Procedure & Power Plan Site Certification Regulations (California Energy Commission 1996). This search and related efforts will be overseen by E. Bruce Lander, Ph.D. with Paleo Environmental Associates, Inc. A scope of work and resume are included in Attachment 14.1. This work will be conducted during the week of May 21, 2001 and the results will be forwarded to the CEC as soon as they are available.

Additionally, the George Page Museum at the La Brea Tar Pits in Los Angeles has been contacted for information on any paleontological surveys the museum may have conducted. The museum indicated that the Paleontology Section of the Natural History Museum in Los Angeles conducts all the paleontological searches of the Los Angeles area. The Natural History Museum was contacted on May 18, 2001, but no response has been received at the time of this submittal. Relevant information on paleontological surveys conducted for the project area will be submitted as soon as they are available.

Based on the results of the literature review and records search, a site survey may be conducted to determine the level of paleontological sensitivity of the Baldwin No. 1 location. Paleontologic sensitivity is the potential for a geologic unit to produce scientifically significant fossils, as determined by rock or unconsolidated material type, past history of the rock or unconsolidated material unit in producing fossil materials, and fossil sites that are recorded in the unit. A paleontologic sensitivity rating is derived from fossil data from the entire geologic unit, not just from a specific survey area. The rating is high, intermediate, or low sensitivity, based on the likelihood of fossils being discovered.

14.2 Proposed Mitigation, If Required

If the literature search and records review reveals high sensitivity of paleontological resources, mitigation will be conducted to reduce the impact to less than significant levels. Mitigation measures may include monitoring of construction activities by a qualified paleontologist in areas where earth moving activities will disturb any

previously undisturbed natural soil. In this case, monitoring would be conducted on a half-time basis in those areas.

With CEC approval, if no fossil remains are found after 50 percent of earth moving has been completed in the areas where disturbance of previously undisturbed deposits will occur, monitoring will be reduced or suspended in that area.

If fossil remains are discovered, and with CEC approval, monitoring will be increased to full time. If fossils are discovered, they will be identified, preserved, and reported. The monitor will salvage fossils as they are unearthed to avoid delays in construction. If large quantities of fossils are detected, the monitor may temporarily halt construction.

15 VISUAL RESOURCES

15.1 Plan for Landscaping and Screening to Meet Local Requirements

No landscaping is required by the County of Los Angeles. However, the applicant is willing to provide a landscaping plan which will:

- cluster shrubs to the east of the proposed facility to partially screen the generating plant from the nearby state recreation facility, and
- provide additional screening along the western rim of the site to screen the generating plant from La Cienega Boulevard. This landscaping will be compatible with the existing native vegetation.

A preliminary landscaping plan is included in Attachment 15.1. This plan calls for clusters of large shrubs to provide partial screening of the new facility. To encourage early growth, the applicant can provide irrigation to the new planting for the first three years.

15.2 Full Size Color Photo of the Site and Rendering of Proposed Facility with Any Proposed Visual Mitigation, If Available

Attachment 15.2 shows ground-level photographs taken recently of the proposed Baldwin No. 1 site. Photograph 1 shows the general area of the site as seen from the base of the existing well, designated “A” on the landscape plan in Attachment 15.1. As can be seen from the photograph, the proposed site is already part of the existing production field and parking lot. A distant house (photo upper right) glimpses the proposed facility. The plant will be located in front (north) of the existing gas processing plant.

Photograph 2 shows the view from La Cienega Boulevard (facing east). The majority of the proposed facility will be obscured by the existing vegetation and proposed landscaping along the brow of the fill slope facing La Cienega Boulevard.

16 TRANSMISSION SYSTEM ENGINEERING

16.1 Conformance with Title 8, High Voltage Electrical Safety Orders, CPUC General Order 95 (or NESC), CPUC Rule 21, PTO Interconnection Requirements, and National Electric Codes

The project will conform with Title 8, High Voltage Electrical Safety Orders, CPUC General Order 95 (or NESC), CPUC Rule 21, PTO Interconnection Requirements, and National Electric Codes.

References:

Los Angeles County General Plan, Land Use Element (Page LU-A7, Section 4. Open Space Areas)

U.S. Census Bureau, 2000 and 1990

LA County Metropolitan Transportation Authority Regional Planning, 1999

Attachments:

Attachment 1.3:	A: Site Location Map, B: Site Plan, C: Elevations
Attachment 1.4:	Aerial Photo of Proposed Facility
Attachment 1.11:	Transmission Interconnection Application
Attachment 1.14:	SoCalGas Interconnection Application
Attachment 1.17:	Fresh Water Analysis
Attachment 1.18:	A: "Will-Serve" Letter from the California-American Water Company
	B: Fire Hydrant Flow Test
Attachment 2.3:	Maps of Adjacent Properties
Attachment 3.1:	Equipment Preparation and Construction Schedule
Attachment 5.2:	CEC Air Quality Self-Certification Checklist
Attachment 5.3:	Application for SCAQMD Permit to Construct
Attachment 8:	A: *Biological Resources Evaluation*, Natural Resources Consultants
	B: Addendum to *Biological Resources Evaluation*
Attachment 10.1:	Los Angeles County Fire Department Ability to Serve letter, dated May 4, 2001
Attachment 13.1:	A: Scope of Work and Resume for Archaeologist Carrie Wills, M.A.
	B: Cultural/Historical Resources Consultant Records Request
Attachment 13.3:	Notification Letter to the Native American Heritage Commission
Attachment 14.1:	Scope of Work and Resume for Paleontologist E. Bruce Lander, Ph.D.
Attachment 15.1:	Preliminary Landscaping Plan
Attachment 15.2:	Ground-Level Site Photographs